

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY, THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. THE DEVELOPMENT LIES IN THE OKOLONA FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (IE. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
7. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
8. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
9. IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY TRAVIS BROWN ON 01/04/23 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
10. ALL DUMPSTER PADS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
11. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
12. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
13. CONCRETE WHEEL STOPS OR CURBING AT LEAST SIX (6) INCHES HIGH AND SIX (6) INCHES WIDE SHALL BE PROVIDED TO PREVENT VEHICLES FROM OVERHANGING ADJUTING SIDEWALKS. PROPERTIES OR PUBLIC RIGHTS-OF-WAY TO PROTECT ADJACENT PROPERTIES. SUCH WHEEL STOPS OR CURBING SHALL BE LOCATED AT LEAST THREE (3) FEET FROM ANY ADJACENT WALL, FENCE, PROPERTY LINE, WOODY VEGETATION, WALKWAY, OR STRUCTURE.
14. STREET TREES ARE REQUIRED AND SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE.

MSD NOTES:

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT. SITE WILL EITHER CONNECT TO THE EXISTING SANITARY SEWER IN FRONT OF MENARDS VIA, GRAVITY LINE OR SINGLE USER PUMP STATION, OR BY GRAVITY LINE THROUGH KYTC RIGHT-OF-WAY TO THE NEW PUBLIC SEWER IN FRONT OF THE PROPOSED CHICKFILA.
3. DRAINAGE/STORMWATER DETENTION:
  - 3.1. DETENTION FOR DRIVE THRU FACILITY TO BE COMPENSATED THROUGH REGIONAL FACILITY FEES X 1.5. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS. SUBJECT TO KYTC APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - 3.2. DETENTION FOR FUTURE DEVELOPMENT IN THE REAR TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25, AND 100 YEAR STORMS OR TO DOWNSIDE CAPACITY, WHICH IS MORE RESTRICTIVE. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
4. EROSION AND SILT CONTROL:
  - 4.1. A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
5. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0111E).
6. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
7. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OILS, AND GREASE POLICY.

PUBLIC WORKS AND KTC NOTES:

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
7. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
8. ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
9. THE 35' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT IS TO BE GRANTED UPON THE DEVELOPMENT OF THE ADJACENT KYTC LOTS, AND IS TO ALIGN WITH THE PROPOSED DRIVE IN FRONT OF STERN COMMERCIAL CENTER PHASE 1.

WAIVER REQUESTS

1. A WAIVER OF 10.2.4 OF THE LDC IS REQUESTED TO REMOVE THE PROPERTY PERIMETER LANDSCAPE BUFFER AREA REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE.
2. A WAIVER OF 10.2.11 OF THE LDC IS REQUESTED TO ALLOW PAVEMENT TO ENCRACH INTO THE 10' VUA LBA ALONG THE WESTERN PROPERTY LINE.
3. A WAIVER OF TABLE 9.1.3.B OF THE LDC IS REQUESTED TO PERMIT GREATER THAN THE MAXIMUM REQUIRE PARKING

SITE DATA-OVERALL

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
EXISTING LAND USE	C2
PROPOSED LAND USE	SINGLE FAMILY & VACANT
TOTAL LAND AREA	COMMERCIAL
	4.95± AC.

IMPERVIOUS AREA-OVERALL

EXISTING IMPERVIOUS AREA	7,175± S.F.
PROPOSED IMPERVIOUS AREA	13,964± S.F.
TOTAL	21,139± S.F.

LANDSCAPE DATA:

V.U.A.	15,352± S.F.
L.L.A. REQUIRED (7.5% X V.U.A.)	1,151± S.F.
L.L.A. PROVIDED	1,434± S.F.

TREE CANOPY DATA-OVERALL

GROSS SITE AREA	215,622± S.F.
LAND USE	COMMERCIAL
EXISTING TREE CANOPY	28,467± S.F. (59%)
EXISTING TREE CANOPY REQUIRED TO BE PRESERVED	25,693± S.F. (20%)
EXISTING TREE CANOPY TO BE PRESERVED	26,905

	(21% OF EXISTING)
TOTAL TREE CANOPY REQUIRED	75,467± S.F. (35%)
TOTAL TREE CANOPY TO BE PLANTED	48,562± S.F. (23%)

\*TREE CANOPY DEPICTED ON PLAN PER MSD LOGIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

SITE DATA-LOT 1

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C2
EXISTING LAND USE	SINGLE FAMILY & VACANT
PROPOSED LAND USE	COMMERCIAL
TOTAL LAND AREA	0.62± AC.
RESTAURANT	554± S.F.
STORAGE	284± S.F.
TOTAL	838± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.03
BUILDING HEIGHT (MAX ALLOWED 25')	25'
PARKING REQUIRED	2 SPACES
OFFICE	8 SPACES
MINIMUM (1 SPACE/500 S.F.)	13 SPACES
MAXIMUM (1 SPACE/100 S.F.)	3 SPACES
PARKING PROVIDED	
CAR PARKING	
(INCLUDES 1 ACCESSIBLE)	
BICYCLE PARKING REQUIRED/PROVIDED	

SITE DATA-LOT 2

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C2
EXISTING LAND USE	SINGLE FAMILY & VACANT
PROPOSED LAND USE	COMMERCIAL
TOTAL LAND AREA	2.10± AC.
RESTAURANT	554± S.F.
STORAGE	284± S.F.
TOTAL	838± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.03
BUILDING HEIGHT (MAX ALLOWED 25')	25'
PARKING REQUIRED	2 SPACES
OFFICE	8 SPACES
MINIMUM (1 SPACE/500 S.F.)	13 SPACES
MAXIMUM (1 SPACE/100 S.F.)	3 SPACES
PARKING PROVIDED	
CAR PARKING	
(INCLUDES 1 ACCESSIBLE)	
BICYCLE PARKING REQUIRED/PROVIDED	

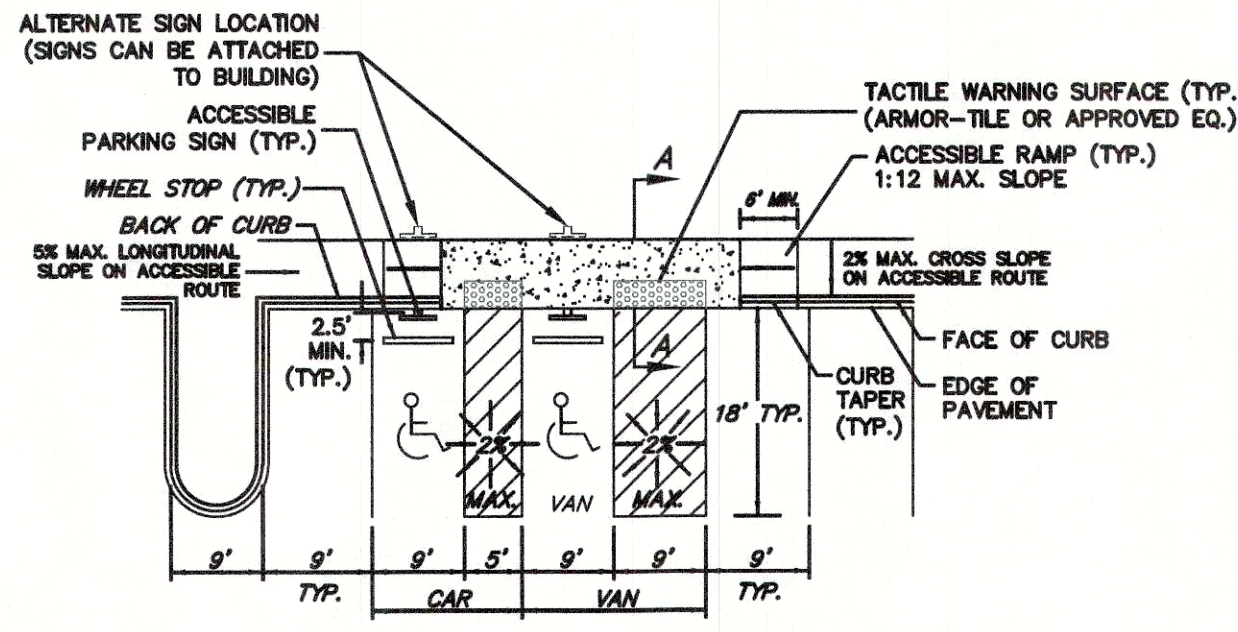
SITE DATA-LOT 3

EXISTING FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R4
PROPOSED ZONING	C2
EXISTING LAND USE	SINGLE FAMILY & VACANT
PROPOSED LAND USE	COMMERCIAL
TOTAL LAND AREA	2.23± AC.

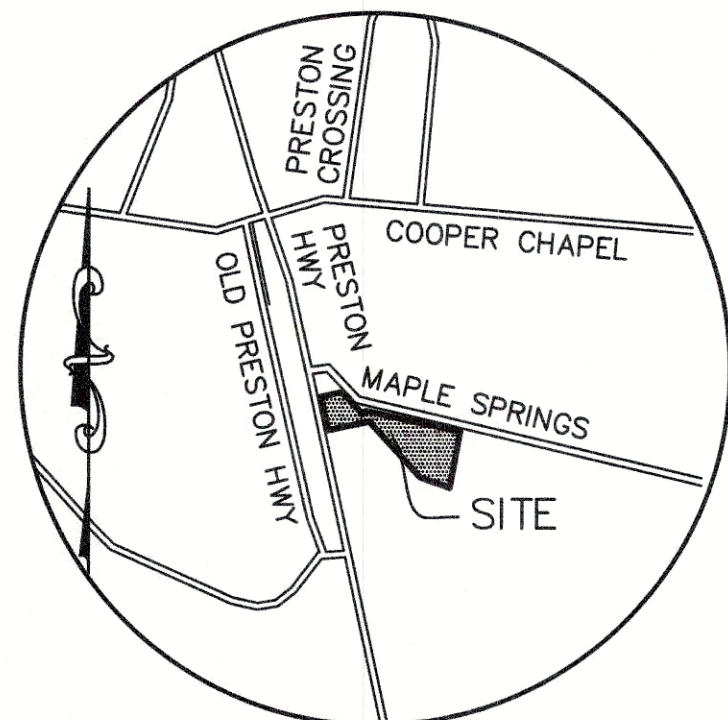
NEIGHBORHOOD	R4
EXISTING ZONING	C2
PROPOSED ZONING	SINGLE FAMILY & VACANT
EXISTING LAND USE	COMMERCIAL
PROPOSED LAND USE	COMMERCIAL
TOTAL LAND AREA	0.62± AC.
RESTAURANT	554± S.F.
STORAGE	284± S.F.
TOTAL	838± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.03
BUILDING HEIGHT (MAX ALLOWED 25')	25'
PARKING REQUIRED	2 SPACES
OFFICE	8 SPACES
MINIMUM (1 SPACE/500 S.F.)	13 SPACES
MAXIMUM (1 SPACE/100 S.F.)	3 SPACES
PARKING PROVIDED	
CAR PARKING	
(INCLUDES 1 ACCESSIBLE)	
BICYCLE PARKING REQUIRED/PROVIDED	

NEIGHBORHOOD	R4
EXISTING ZONING	C2
PROPOSED ZONING	SINGLE FAMILY & VACANT
EXISTING LAND USE	COMMERCIAL
PROPOSED LAND USE	COMMERCIAL
TOTAL LAND AREA	2.10± AC.
RESTAURANT	554± S.F.
STORAGE	284± S.F.
TOTAL	838± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 5.0)	0.03
BUILDING HEIGHT (MAX ALLOWED 25')	25'
PARKING REQUIRED	2 SPACES
OFFICE	8 SPACES
MINIMUM (1 SPACE/500 S.F.)	13 SPACES
MAXIMUM (1 SPACE/100 S.F.)	3 SPACES
PARKING PROVIDED	
CAR PARKING	
(INCLUDES 1 ACCESSIBLE)	
BICYCLE PARKING REQUIRED/PROVIDED	

NEIGHBORHOOD	R4
EXISTING ZONING	C2
PROPOSED ZONING	SINGLE FAMILY & VACANT
EXISTING LAND USE	COMMERCIAL
PROPOSED LAND USE	COMMERCIAL
TOTAL LAND AREA	2.23± AC.



TYPICAL ACCESSIBLE PARKING SPACES  
NO SCALE



LOCATION MAP  
NO SCALE

LEGEND

XXXX	EXISTING CONTOUR
---	EXISTING TREE MASS
---	EXISTING FENCE
---	EXISTING OVERHEAD UTILITIES
---	EXISTING UTILITY POLE
---	PROPOSED TREE MASS
---	PROPOSED ACCESSIBLE SPACE
---	PROPOSED CATCH BASIN & YARD DRAIN
---	PROPOSED DOUBLE CATCH BASIN W/PIPE
---	PROPOSED DITCH/SWALE
---	PROPOSED DRAINAGE FLOW ARROW
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED TREE CANOPY CREDIT AREA

OWNER  
SHARON STRICKLAND  
4621 GLEN ROSE RD.  
LOUISVILLE, KY 40229-1101

OWNER  
BARBARA JOHNSTON  
5004 MAPLE SPRING DR.  
LOUISVILLE, KY  
40229-2130

OWNER  
ERNEST & LOUISE BROWNING  
5100 MAPLE SPRING DR.  
LOUISVILLE, KY  
40229-2132

CASE #22-ZONE-0140  
RELATED CASES: #22-ZONEPA-0124  
MSD SUB #12504

RECEIVED

FEB 21 2024

PLANNING &  
DESIGN SERVICES  
GRAPHIC SCALE 1"=40'

0 20 40 80

GENERAL DISTRICT DEVELOPMENT PLAN & DETAILED DISTRICT DEVELOPMENT PLAN

STERN COMMERCIAL CENTER PHASE II

5000 & 5004 MAPLE SPRING DR., PRESTON HWY., OLD PRESTON HWY. 40229  
TAX BLOCK 85, LOT 277, 96  
TAX BLOCK 822, LOT 7 & 15  
D.B.7329 PG. 36, D.B. 5637 PG. 618  
D.B. 3767 PG. 325

DEVELOPER  
STERN DEVELOPMENT  
700 MCGRUDER ST. NE, UNIT D  
ATLANTA, GA 30312

MINDEL SCOTT  
ENGINEERING & PLANNING > LANDSCAPE ARCHITECTURE  
315 S. 2ND ST., SUITE 200, LOUISVILLE, KY 40202  
502-485-1508 P. mindelscott.com